



Bowcliffe

FOR SALE / TO LET

High Quality Self-Contained Office

966 sq ft (89.74 sq m) IPMS3

1,325 sq ft (123.10 sq m) GIA



4 Ebor House, Millfield Lane
Nether Poppleton
York
YO26 6QY

LOCATION

4 Ebor House is located on established and popular London Ebor Business Park on Millfield Lane. The Business Park is located just off the A1237 Outer Ring Road. Other occupiers on the park include Ramsden Burn & Co solicitors, Harrison IP, The Bullen Healthcare Group.

The business park is located approximately 3 miles West of York city centre. The A1237 provides access to the A64, A19 and A59 as well the property being located approximately 14 miles from the A1(M) and connections to the national motorway network.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

DESCRIPTION

4 Ebor House provides a self-contained modern office building over 2 floors and benefits from the following specification: -

- Perimeter Trunking
- Suspended ceilings with integral lighting
- CAT 5 cabling and data cabinet included
- Open plan floor
- Fully carpeted
- Kitchen
- Male/Female/Disabled WC's
- Lift access
- Gas fired central heating system
- 2 dedicated parking spaces

ACCOMMODATION

The premises provide an area of approximately of 966 sq ft (89.74 sqm) based upon IPMS 3 and a Gross Internal Area of 1,325 sq ft (123.10 sq m).

PRICE / RENT

The property is available either for sale at a price of £249,950 + VAT. Alternatively the property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at £18 per sq ft per annum exclusive.

SERVICE CHARGE

A service charge will be in place for the maintenance and upkeep of the common parts. This is currently running at £37.28 + VAT per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the price or rent.

BUSINESS RATES

The property has a RV £11,250 per annum.

For further information please contact the Business Rates Department at York City Council – 01904 551 140

EPC

An EPC will be available upon request.

FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole agents, Bowcliffe:

Bowcliffe

Contact: Matthew Tootell

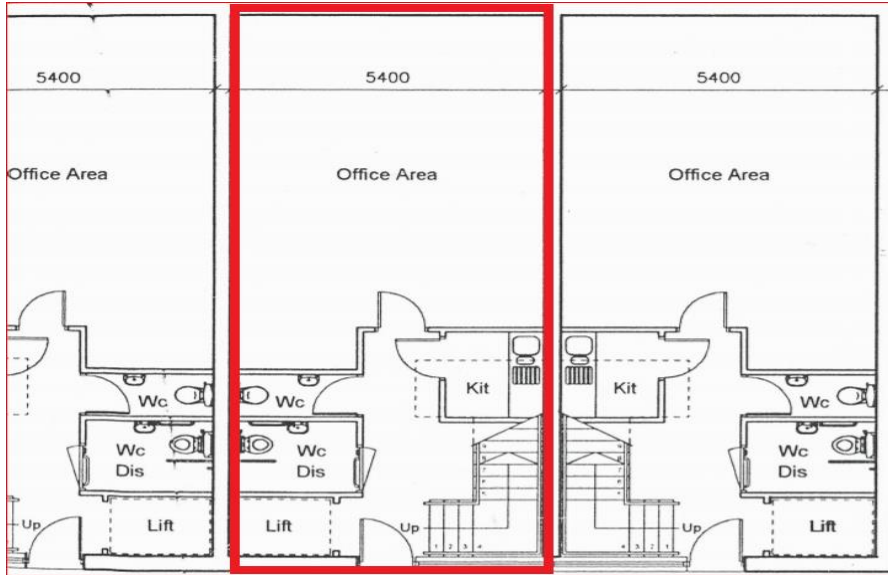
Tel: 0113 245 2452

Email: mt@bowcliffellp.com

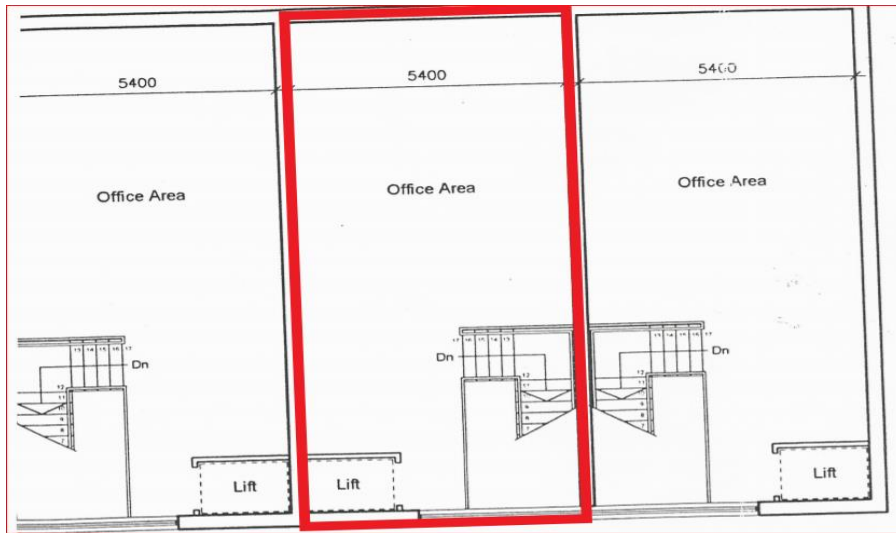
Subject to Contract

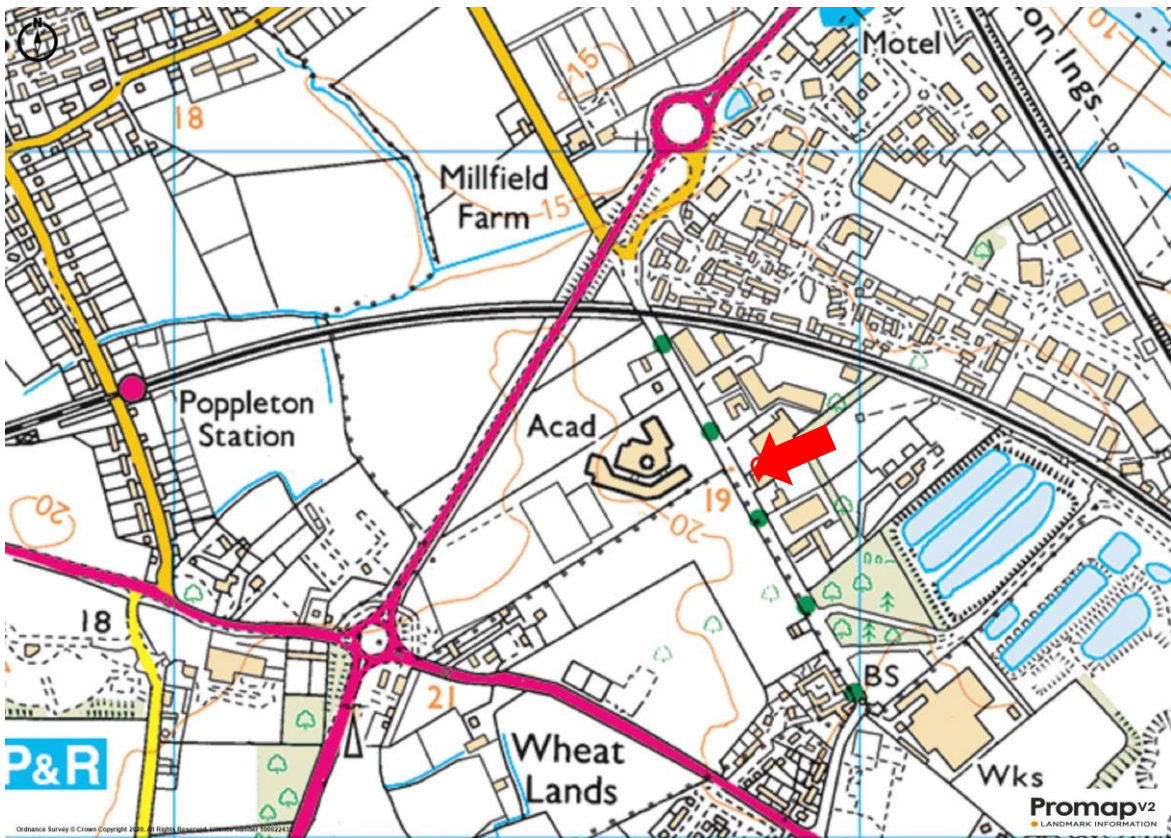
Floor Plans for identification purposes only

Ground Floor



First Floor





THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.